

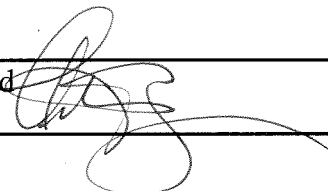
Memorandum

TO: TREATMENT PLANT
ADVISORY COMMITTEE

FROM: John Stuffiebean

SUBJECT: McCARTHY PROPERTY

DATE: 04-30-08

Approved 

Date 4/30/08

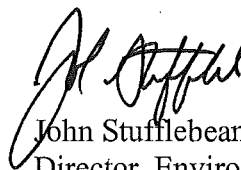
INFORMATION

This memorandum responds to committee members' request at the April TPAC meeting regarding the McCarthy Property in Milpitas. Information was requested on how and when the Plant Master Plan process will address the issue of suspending the deed restrictions on this site adjacent to the Plant biosolids processing area. The timeline for addressing the specific issues is attached.

In addition, City of San Jose staff will meet with McCarthy representatives to get a better understanding of their proposal and timeline. The purpose of these discussions is to gather additional information to better respond to this request. If the meetings occur prior to TPAC, a verbal update will be provided at that time.

Our partners, stakeholders, and neighbors will have many opportunities for input and discussion throughout the planning process through various outreach workshops. We look forward to a collaborative process, which results in a successful Master Plan to guide the sustainable operation and upgrade of the Plant for the next 30 years.

Staff will be prepared to respond to questions and concerns at the TPAC meeting on May 8, 2008. For further information, please contact Dale Ihrke, Deputy Director, at 945-5198.



John Stuffiebean
Director, Environmental Services

Issue ¹	Timeline for addressing issue ²
1. Analysis of economic benefits of suspending or modifying the current Settlement Agreement that affects the development potential of the subject property.	The analysis of economic benefits of suspending the settlement agreement will begin as part of Task 5, which includes the development of conceptual project alternatives and is scheduled for completion in September/October 2008.
2. Economic and environmental benefits of accelerating the timing of the land use phase of the Plant Master Plan to coincide with the proposed development of the subject property.	<p>Accelerating the land use phase and making land use decisions ahead of technical decisions would potentially preclude technical options that have greater future economic and environmental benefits. For example, natural treatment options, which may be feasible for the Plant and may have long-term economic and environmental benefits, require large areas of land and could be precluded by making decisions regarding the drying beds ahead of technical decisions.</p> <p>Task 1 of the first service order will include refining the Master Plan goals and developing measurable objectives and is expected to be completed by summer 2008. Tasks 2, 3, and 4 relate to reviewing existing data, defining the existing system, and developing projections for future needs and will also be completed by summer 2008. Task 5 will develop conceptual project alternatives for the treatment plant liquids and solids processing followed by the land use alternatives. The land use phase will start being addressed with a land use workshop in August/September 2008, followed by the development of conceptual alternatives by the end of 2008.</p>
3. Benefits of the cooperative effort of all parties to further mitigate odors that may provide further development opportunities to all the buffer lands adjacent to the Plant as well as the subject property.	The Plant Master Plan will be a cooperative effort that will have opportunities for stakeholders and neighbors to participate. Public workshops and formation of a community advisory group are planned for the summer of 2008.

¹ Excerpt from Letter dated March 21, 2008 from Milpitas Vice Mayor Bob Livengood to Patricia Mahan, Chair of TPAC

² Based on tentative schedule developed for Service Order No. 1 with Carollo Engineers.